

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
February 16, 2006  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

**Written Testimony**

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## 1. Presentation

(Angela Reynolds,  
Planning Officer)

## Policy Review Related to Condominium Conversions

### **CONSENT CALENDAR**

**2a. Case No. 0512-12**  
Tentative Tract Map  
CE 05-265

(Lynette Ferenczy,  
Project Planner)

RECOMMENDATION:

**Nady Hebish**  
**c/o Kenneth Davis**  
**1055 Orizaba Avenue (Council District 4)**

Request for approval of Tentative Tract Map No. 063802 to convert twenty-three (23) residential dwelling units to condominiums.

Planning Commission continue to hearing of March 2, 2006.

**2b. Case No. 0511-03**  
Tentative Tract Map  
CE 05-215

(Derek Burnham,  
Project Planner)

RECOMMENDATION:

**Keith Moler**  
**c/o SNT Capital Partners**  
**1101-1121 Gaviota Avenue (Council District 2)**

Request for approval of Tentative Tract Map No. 065074 to convert twenty-seven (27) residential dwelling units of an existing apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 065074, subject to conditions.

**2c. Case No. 0511-18**  
Tentative Tract Map  
CE 05-237

(Lynette Ferenczy,  
Project Planner)

RECOMMENDATION:

**Molino Partners, LLC**  
**c/o Robert Vargo of SUBTEC**  
**1140 and 1148 Molino Avenue (Council District 4)**

Request for approval of Tentative Tract Map No. 063640 to convert sixteen (16) residential dwelling units in two adjacent apartment buildings into condominiums.

Planning Commission approve Tentative Tract Map No. 63640, subject t to conditions.

**2d. Case No. 0511-07**  
Tentative Tract Map  
CE 06-15

(Jeff Winklepleck,  
Project Planner)

RECOMMENDATION:

**Almond Avenue Partners, LLC**  
**c/o Scott Ayres**  
**453 Almond Avenue (Council District 2)**

Request for approval of Tentative Map No. 064961 to convert eight (8) residential units of an existing apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 064961, subject to conditions.

**2e. Case No. 0511-08**  
Tentative Tract Map  
CE 05-219

(Lemuel Hawkins,  
Project Planner)

RECOMMENDATION:

**T & G Homes, LLC**  
**c/o Tom Wurzl, Representative**  
**310 Olive Avenue (Council District 1)**

Request for approval of Tentative Tract Map No. 065076 to convert six (6) residential dwelling units of an existing apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 065076, subject to conditions.

### **CONTINUED ITEMS**

**3. Case No. 0511-23**  
Conditional Use Permit  
CE 05-279

(Lemuel Hawkins,  
Project Planner)

RECOMMENDATION:

**Nextel Communications, Inc.**  
**Edward Gala, Representative**  
**5000 Lew Davis Street (Veteran's Stadium)**  
**(Council District 5)**

A Conditional Use Permit to construct and maintain a fifty-five (55) foot high non-stealth, ground-mounted cellular and personal communication services facility, consisting of twelve (12) panel antennas and ground-mounted accessory equipment.

Planning Commission deny the Conditional Use Permit request.

## **REGULAR AGENDA**

**4. Case No. 0510-06  
GPC-2-16-05**

General Plan Conformity Finding  
for Alley Vacation, Site Plan  
Review, Standards Variance  
ND 27-05

(Lynette Ferenczy,  
Project Planner)

**Ralph's Grocery Store  
c/o Dave Street of Perkowitz & Ruth Architects  
2930 E. 4<sup>th</sup> Street (Council District 2)**

Request for approval of a General Plan Conformity finding for Alley Vacating, Site Plan Review and Standards Variance for a one-story, 8,400 square foot addition and remodel of Ralph's grocery store and Standards Variance requests for a 9' building setback along Gladys Avenue, to provide less than code required parking, and to provide 13 compact parking spaces.

RECOMMENDATION:

Planning Commission find the proposed alley vacation south of 4<sup>th</sup> street between Gladys Avenue and Orizaba Avenue, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's General Plan and approve the Site Plan Review and Standards Variance requests, subject to conditions.

**5. Case No. 0507-22**

Standards Variance, Local Coastal  
Development Permit  
CE 05-137

(Jayme Mekis,  
Project Planner)

**Mark Malan  
2533 E. 2<sup>nd</sup> Street (Council District 3)**

Appeal of the Zoning Administrator's decision to deny a Local Coastal Development Permit and Standards Variances for an accessory structure located in the front yard setback, that exceeds the allowable height and floor area.

RECOMMENDATION:

Planning Commission sustain the decision of the Zoning Administrator to deny the Local Coastal Development Permit and Standards Variance and deny the appeal.

## **MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of March 2, 2006 agenda


4100 Cherry Avenue	Zone Change, Conditional Use Permit for existing self-storage
3225 Long Beach Boulevard	Tract Map for 56 unit condominium conversion
4000-4040 Atlantic Avenue	New 11,843 square foot commercial building
1925 Pacific Avenue	Conditional Use Permit, Administrative Use Permit, Standards Variance for church
1368 Oregon	Modification to Approved Permit for homeless shelter
3747 Atlantic Avenue	Roof-mounted cellular facility
1055 Orizaba Avenue	Tract Map for 23 unit condominium conversion (continued from 2/16/2006)
5115 Atlantic Avenue	CUP for monopalm
- c. Upcoming availability
- d. Training
- e. Other

## **MATTERS FROM THE PLANNING COMMISSION**

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*